

WARRANTY DEED

Vol M01 Page 37283

D & P PROPERTIES, A PARTNERSHIP,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GREG F. NEWTON and VICKI P. TALLERICO-NEWTON, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 98 OF MERRYMAN'S REPLAT OF VACTAED PORTION OF OLD ORCHARD MANOR,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3809-034CB-01300 443504


SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.


THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1009 Merryman Drive, Klamath Falls, OR 97603

Dated this 25th day of July, 2001.




Kent Pederson, Partner


Phil Doddridge, Partner

STATE OF Oregon
COUNTY OF Klamath ss. July 25 2001

Personally appeared the above named Kent Pederson and Phil Doddridge, as
Partners of D & P Properties

and acknowledged the foregoing instrument to be their voluntary act.

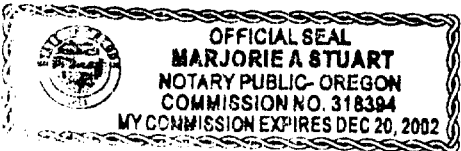
Before me:


Notary Public for Oregon
My commission expires 12-20-02

(seal)

ESCROW NO. MT53973-MS

Return to:
Greg F. Newton
1009 Merryman Drive
Klamath Falls, Or 97603



State of Oregon, County of Klamath
Recorded 07/26/01 at 3:25p m.
In Vol. M01 Page 37283
Linda Smith,
County Clerk Fee\$ 21⁰⁰